

Regular Meeting
of the
Building Inspection Commission

January 15, 2025

Agenda Item 7
presentation



Expanded Compliance Control Appeal

Building Inspection Commission, January 15, 2025

Expanded Compliance Control

San Francisco Building Code § 103A.6.2(1)

(1) The Inspection Services Division shall review the Compliance Control Tracking File on a monthly basis to determine if any project, individual, agent, or entity has been associated with three or more reported violations described in 103A.6.1 within the last 18 months. Any such project, individual, agent, or entity shall be a candidate for Expanded Compliance Control.

Harold Howell (Appellant) is associated with five (5) qualifying violations within an 18-month period (January 26, 2022 – September 8, 2022)

Expanded Compliance Control

San Francisco Building Code § 103A.6.1

- (1) Misrepresentation of existing conditions or project scope that results in circumvention of notification or review requirements;
- (2) Structural work or demolition of structural features without or beyond the scope of a building permit;
- (3) Work under permit performed by a party without required license; or
- (4) Other substantial non-compliance;

Expanded Compliance Control

1336 Green St. (Complaint No. 202286619)

- Appellant was the Engineer of Record for the original permit (PA #201912240530)
- Appellant was aware that a correction notice was issued and that his design did not meet the required fire code or structural requirements as no details were provided on submitted plans.
- Appellant was the Engineer of Record for the revision permit (PA #202101062198) that was filed to address the correction notice.
- Appellant was complicit in the withdrawal of the revision permit (PA #202101062198) after the original permit (PA #201912240530) was signed-off in error by DBI.
- Appellant misrepresented completion of the project with the intentional withdrawal of the revision permit knowing that the corrections were never addressed.



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION		<input checked="" type="checkbox"/> FIRST NOTICE	COMPLAINT NUMBER
City and County of San Francisco		<input type="checkbox"/> SECOND NOTICE	202286619
49 South Van Ness Av Suite#400 San Francisco, CA 94103		<input type="checkbox"/> OTHER:	
ADDRESS	1336 Green Street	DATE	01.26.2022
OCCUPANCY/USE	R2 apartment building	BLOCK	0548 LOT 008
CONST. TYPE	5B	STORIES	4 <input type="checkbox"/> BASEMENT
<small><input checked="" type="checkbox"/> If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.</small>			
OWNER / AGENT:		PHONE#:	
MAILING ADDRESS:		CITY	ZIP
PERSON CONTACTED @ SITE	Alan Alvares alan@sfgarageco.com	PHONE#:	415 531 4634

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT (SFBC 103.A);	<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);	
<input type="checkbox"/> EXPIRED PERMIT (SFBC 106A.4.4)	<input type="checkbox"/> CANCELLED PERMIT (SFBC 106.3.7)	PA#:
<input checked="" type="checkbox"/> UNSAFE BUILDING (SFBC 102);	<input type="checkbox"/> SEE ATTACHMENTS	SFBC 103.A

A complaint was generated regarding the roof deck, particular to correction notice issued 12.11.2020 where a required revised permit was required to correct the non-code compliant, 936sq foot combustible roof deck, a permit was filed (202110162198) never issued regarding this correction and eventually withdrawn on 2.3.2021 after the roof deck was Mistakenly issued a final CFC on 1.25.2021

MONTHLY MONITORING FEE Section 110A TABLE 1A-k

BC – Building Code HC – Housing Code PC – Plumbing Code [EC – Electrical Code] MC – Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 360 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECTION VIOLATIONS WITHIN 360 DAYS. NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNING

Immediately notify the tenant and post signage and install a barrier on the access point to the roof deck (NO ACCESS)

The approved plans required in the time lines mentioned above will address the correction notice issued 12.11.2020. *Correction required. a.2.3 new roof deck to be non-combustible per sfbc 1510. the deck is >500 sq feet approx. 936. the proposed roof deck hatch is inaccessible and has no details, no latch, no stair ladder. the structural roof deck plans have no detail that show the above roof membrane structure is supported, this was omitted from the plans s3.1 details 4 & 8. the glass GUARD RAIL THAT SURROUNDS THE DECK WAS NOT CONSTRUCTED PER PLANS THE POSTS @ 4 FOOT ON CENTER AND TOP RAIL WERE NOT INSTALLED. THE CLEAR SINGLE TEMPERED GLASS HAS NO TOP RAIL THAT MEETS THE STRUCTURAL REQUIREMENT PER CBC 2407.1.4.2. THE PRIVACY STAIR THAT SECURES THE ROOF ACCESS AT THE LIGHTWELL STAIR WAS NOT INSTALLED. A PENTHOUSE STAIR DOOR ACCESS WAS INSTALLED WITH A COMMON DIGITAL LOCK. THE PLANS SHOW A RATED EXIT ENCLOSURE WITH UPGRADED UNIT ENTRY DOORS @ 90 MIN (NOT installed) NOR CLOSURES. A REVISED PLAN WILL HAVE TO BE ISSUED TO SHOW CHANGES MADE WITH STRUCTURAL DETAILS FOR GLASS GUARD AND TOP CAP RAIL, ABOVE ROOF SUPPORTING DECK ETC. ACCESS TO ROOF, STAIR HATCH DETAILS". The permit language will state "to comply with Notice of violation 202286619, to address all items listed on correction notice under pa 201912240530.*

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

9x Fee (Work w/o Permit after 9/1/60) 2x Fee (Work Exceeding Scope of Permit)

OTHER: Re-inspection Fee\$ _____ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____ VALUE OF WORK PERFORMED W/O PERMITS \$ _____

Expanded Compliance Control

221 5th Ave. (Complaint No. 202290894)

- Appellant was the Engineer of Record for multiple permits (PA #201310038332, 201312113874, 201407312691, 201503302302 and 201511243519) that were all expired without obtaining the required final inspections.
- 2022 Site inspection revealed current conditions at the garage level did NOT conform to the approve plans under PA #201310038332.
- Appellant signed special inspection reports in 2015 and 2017 and falsely certified that all work conformed to approved plans, which is a misrepresentation of the conditions of the property.
- The violation constitutes substantial non-compliance as multiple structural steel beams were not in the locations approved in structural drawings and a moment resisting frame was not installed. All steel and wood framing was covered without the required DBI inspections.



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

MG

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103-2414

FIRST NOTICE
 SECOND NOTICE
 OTHER: Amended

COMPLAINT NUMBER: 202290894

ADDRESS: 221 5th Avenue
OCCUPANCY/USE: R-3
CONST. TYPE: V

DATE: 06/03/2022
BLOCK: 0863 LOT: 014
STORIES: 3 ✓ BASEMENT

☑ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT: _____ PHONE#: _____
MAILING ADDRESS: _____ CITY: _____ ZIP: _____
PERSON CONTACTED @ SITE: _____ PHONE#: _____

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4); CANCELLED PERMIT (SFBC 106A.3.7) PA#: _____
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

CODE / SECTION #
SFBC 102A, 103A, 106A, 106A.3.7, 106A.4.3, 108.5.7 and 108A.5.7

A site visit on May 24, 2022 revealed that current conditions at the garage level do not match approved under permit application # 201310038332 (to excavate existing crawl space and construct a 2 car garage) or the subsequent revisions. Specifically, multiple structural steel beams do not appear to be in the locations approved in the structural drawings and a moment resisting frame appears to have not been installed. All steel and wood framing has been covered without he required DBI inspections prior to cover up. Building permit application #s 201302150312, 201310038332, 201312113874, 201407312691, 201503302302 and 201511243519 have expired without obtaining the required final inspections.

[BC - Building Code] HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (☑ WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
 CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS

Consult with a licensed structural engineer to determine the exact extent of deviation of the structural elements at the garage level from the approved drawings. (All work had been covered with drywall at the time of the May 24, 2022 inspection). Obtain a building permit revision to legalize the changes in the ground floor structural elements, restore the structural elements to the approved locations or install new structural elements as recommended by the engineer. Renew all expired permits, complete work and pass all required inspections; including final inspection.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation
 9x Fee (Work w/o Permit after 9/1/00) 2x Fee (Work Exceeding Scope of Permit)
 APPROX. DATE OF WORK W/O PERMIT: 01/01/2015 VALUE OF WORK PERFORMED W/O PERMITS \$ 15,000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Robert Power
OFFICE HOURS: 7:30 to 8:30 AM to 3:00 to 4:00 PM
PHONE #: 628-652-3619
By: (Inspector's Signature) [Signature] DISTRICT # 17
CC: DCP EID PID BID HIS CED CPC DAD SFFD DDPH RPC


Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
 Housing Inspection Division
6th Floor, 1660 Mission St. 558-6220
 Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
 Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
 Code Enforcement Division

Expanded Compliance Control

26 Parnassus (Complaint No. 202294054)

- Appellant was the Engineer of Record for PA #201506128846 (to convert existing storage to a new garage) and PA #201606240877 (to remodel the first, second and third floors and to add a new roof deck on the second floor).
- 2022 Site inspection revealed current conditions at the property did not match work approved under the permits.
- Appellant signed special inspection reports in 2017 and certifying that all work conformed to approved plans, which constitutes a misrepresentation of the conditions.

MG



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103-2414

ADDRESS 26 Parnassus Avenue
OCCUPANCY/USE R-3 Single family
CONST. TYPE V

OWNER / AGENT: _____
MAILING ADDRESS: _____ **CITY:** _____
PERSON CONTACTED @ SITE: _____

FIRST NOTICE
 SECOND NOTICE
 OTHER: _____

COMPLAINT NUMBER
202294054

DATE 8/05/2022
BLOCK 1271 **LOT** 014
STORIES 3 BASEMENT

☒ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

PHONE#: _____
ZIP: _____

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106A.3.7) **PA#:** _____
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

A site visit on July 20, 2022 revealed the current existing conditions at the property do not match the work that was approved under building permit applications #'s 201506128846 (to convert existing storage to a new garage) and 201606240877 (to remodel the 1st, 2nd, 3rd floor and add a new roof deck at the 2nd floor).

Building Permit application # 201606240877 was completed in error under renewal permit application # 201908088353 on December 13, 2019:

1. There is no evidence of the required final plumbing inspection and sign off.
2. There is no evidence of the required "ok to cover" inspections by the building inspector.
3. There is a conflict of interest related to the submitted structural observation letters.
4. Several "existing" conditions in the plans should be labeled "new" conditions because earlier permit application # 201506128846, which has never received final inspection (see below), labels them as "new" conditions.
5. The window at the rear top floor was not resized and replaced as called for in page A3.2 of the approved plans.
6. The skylight above the 1st floor bathroom was not removed as called for on page A2.1 of the approved plans.

The work performed under Building permit application # 201506128846 was not performed in accordance with the approved plans. (This permit has not yet received final inspection by DBI):

7. The new garage door opening is 2 feet wider than approved.
8. The new driveway exceeds the maximum 20 % stated on the approved plans. Slope is currently greater than 23%. (page A1).
9. New planters were not installed at front of property (page A1).
10. The 25.32 sq. feet of permeable green space was not installed adjacent to garage driveway (page A1).
11. The 200 sq. inch ventilation is missing at the garage door (page A2).
12. The new garage door does not match existing bay above as approved by Planning Department (page A2).
13. There is no evidence of the required "ok to cover" inspections by the building inspector.
14. There is a conflict of interest related to the submitted structural observation letters.

CODE / SECTION #

SFBC103A Violations;
SFBC 106A permits;
SFBC 106A.3.5
Inspection and observation program
SFBC 106A.4.7
Additional work, permit required;
SFBC 108A.1
Inspections;
SFBC 108A.4 Approval required;
SFBC 108A.5 Required Inspections;
SFBC 108A.7.1
Concealed Work;

2) Monthly Monitoring fee

SFBC 110A, Table 1A-

[BC - Building Code] HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

Expanded Compliance Control

214 Fair Oaks (Complaint No. 202288003)

- Appellant was the Engineer of Record for PA #201712287535, 201808298626, 201905029623, 201903064536.
- 2022 Site inspection revealed current conditions at the property did not match work approved under the permits.
- Appellant signed special inspection and structural observations reports in 2019 and certifying that all work conformed to approved plans, which constitutes a misrepresentation of the conditions.
- Appellant prepared plans for PA# 201903064536 that clearly stated “excavation approved per BPA #201810032196”. However, excavation was not approved under any permit application. Therefore, this constitutes a misrepresentation of project scope.
- Violations constitute substantial non-compliance.



NOTICE OF VIOLATION of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

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DEPARTMENT OF BUILDING INSPECTION FIRST NOTICE **COMPLAINT NUMBER**
 City and County of San Francisco SECOND NOTICE **202288003**
 1680 Mission St. San Francisco, CA 94103-2414 OTHER: **DATE** 08/23/2022

ADDRESS 214 Fair Oaks Street **BLOCK** 3648 **LOT** 006
OCCUPANCY/USE 2 Family Dwelling **STORIES** 3 BASEMENT
CONST. TYPE V

☑ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT: _____ **PHONE#:** _____
MAILING ADDRESS: _____ **CITY:** _____ **ZIP:** _____
PERSON CONTACTED @ SITE: _____ **PHONE#:** _____

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106A.3.7) **PA#:** _____
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS **CODE / SECTION #**

A site visit on July 26, 2022 revealed the current existing conditions at the property do not match the work that was approved under building permit applications #'s 201712287535 (for the addition of a 2 car garage in place of existing storage), 201808298626 (for new foundation and new structural walls at 1st floor) and 201905029623 (for the removal of 2 rear staircases). These permits were completed in error. Building permit application # 201903064536 (to reduce size of garage, new media room, new family room) expired prior to final inspection even though work has commenced.

Building Permit application # 201712287535 was completed in error on December 13, 2019:

1. The required fire sprinkler system was never installed (see page A0.1 of the approved plans).
2. The required Department of Public Works inspection was never performed (see page A0.1 of the approved plans).
3. The garage is a 1 car garage rather than a 2 car garage as approved.
4. Garage door is 7'10" W X 8' H rather than the approved 7'2" W X 7'6" H that was approved (see page A3.1 of the approved plans).
5. The required garage door ventilation was not installed (see page A3.1 of the approved plans).
6. Ceiling height of garage is 8' rather than the approved 7'6" (see page A4.1 of the approved plans).
7. There is a conflict of interest related to the submitted special inspection and structural observation letters

Building Permit application # 201808298626 was completed in error on December 11, 2019:

8. There is a conflict of interest related to the submitted special inspection and structural observation letters
9. The work is unfinished per July 26, 2022 site visit.

Building Permit application # 201905029623 was completed in error on December 11, 2019:

10. The required fire sprinkler system was never installed (see page A0.1 of the approved plans).
11. The approved glass guardrails were not installed at rear openings (see page A3.1 of the approved plans).
12. There is no evidence of the required "ok to cover" inspections by the building inspector.
13. The new proposed elevation on page A3.1 for the rear is inaccurate. There is an 2nd floor window that is not shown on the approved new elevations.

SFBC 102A Unsafe Building
 SFBC 102A.1 Fire Hazard
 SFBC 103A Violations;
 SFBC 106A permits;
 SFBC 106A.3.5 Inspection and observation program
 SFBC 106A.4.4 Expired permit
 SFBC 106A.4.7 Additional work, permit required;
 SFBC 108A.1 Inspections;
 SFBC 108A.4 Approval required;
 SFBC 108A.5 Required Inspections;
 SFBC 108A.7.1 Concealed Work;

Expanded Compliance Control

3048-50 Fillmore St. (Complaint No. 202295341)

- Appellant was the Engineer of Record for PA #201607202807 (to replace existing foundation in kind in the rear of the building). The permit expired without final inspection.
- 2022 site inspection confirmed the validity of a 2016 NOV that cited an existing structure has been completely demolished and a new structure built in its place without a proper permit. The NOV was never resolved, and the structure was finished and now occupied.
- The permits did not authorize the demolition and replacement of the existing structure.
- Appellant signed special inspection reports in 2017 and certifying that all work conformed to approved plans, which constitutes a misrepresentation of the conditions and scope of work that was performed.
- Violations constitute substantial non-compliance.



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION FIRST NOTICE COMPLAINT NUMBER
 City and County of San Francisco SECOND NOTICE
 1660 Mission St. San Francisco, CA 94103-2414 OTHER: **202295341**
ADDRESS 3050 Fillmore Street (rear structure) **DATE** 09/08/2022
OCCUPANCY/USE **BLOCK** 0533 **LOT** 026
CONST. TYPE **STORIES** BASEMENT
(If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.)
OWNER / AGENT: **PHONE#:**
MAILING ADDRESS: **CITY** **ZIP**
PERSON CONTACTED @ SITE **PHONE#:**

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106A.3.7) PA#:
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS **CODE / SECTION #**

A review of the complaint history and permit history has revealed that the Notice of Violation issued on November 28, 2016 by the Department of Building Inspection has never been resolved. The NOV documented that a new structure had been built at the rear of the property without the proper building permit. New structure was approximately 18' x 22' wide and 14' deep. At the time of the November 28, 2016 NOV issuance, the new structure was still under construction with framing exposed.

A site visit on August 23, 2022 confirmed the validity of the 2016 NOV and that the structure has been subsequently finished and is now occupied. Building was rebuilt and covered with the required building permit or inspections.

Building Permit # 201607202807 to "REPLACE EXISTING FOUNDATION IN KIND IN THE REAR BUILDING." expired without final inspection.

Building Permit # 201610130253 to " REPLACE (E) LATH & PLASTER WITH NEW 5/8" TYPE X SHEETROCK. REPLACE ROTTED STUD WALL AS NEEDED DUE TO LEAKING ROOF. ALL WORK IN THE REAR BUILDING. NO STRUCTURAL WORK UNDER THIS PERMIT." expired without inspection.

Neither of these two permits authorized the demolition and replacement of the existing structure.

Neither of these two permits authorized the demolition and replacement of the existing structure.

2)Monthly Monitoring fee **110A, Table 1A-k**

[BC – Building Code] HC – Housing Code PC – Plumbing Code EC – Electrical Code MC – Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
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 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS



THANK YOU